071.0	0001	0084.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,337,700	/	1,337,700
USE VALUE:	1,337,700	/	1,337,700
ASSESSED:	1,337,700	/	1,337,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUCCI GREGORY & KRISTEN
Owner 2:	MUCCI KRISTEN
Owner 3:	
Street 1:	84 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JENNINGS PAUL & ISAURA -
Owner 2:	-
Street 1:	84 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,241 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Vinyl Exterior and 3666 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9241.000	848,600	1,000	488,100	1,337,700
Total Card	0.212	848,600	1,000	488,100	1,337,700
Total Parcel	0.212	848,600	1,000	488,100	1,337,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.89 | /Parcel: 364.8

Legal Description

User Acct 293009

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 06/27/18

!15584!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0084.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	848,600	1000	9,241.	488,100	1,337,700	1,337,700	Year End Roll	12/18/2019
2019	101	FV	642,200	1100	9,241.	488,100	1,131,400	1,131,400	Year End Roll	1/3/2019
2018	101	FV	642,200	1100	9,241.	418,300	1,061,600	1,061,600	Year End Roll	12/20/2017
2017	101	FV	642,200	1100	9,241.	390,400	1,033,700	1,033,700	Year End Roll	1/3/2017
2016	101	FV	624,400	1100	9,241.	334,700	960,200	960,200	Year End	1/4/2016
2015	101	FV	611,600	1100	9,241.	299,800	912,500	912,500	Year End Roll	12/11/2014
2014	101	FV	611,600	1100	9,241.	277,500	890,200	890,200	Year End Roll	12/16/2013
2013	101	FV	611,600	1100	9,241.	264,600	877,300	877,300		12/13/2012

PRINT

Date	Time
12/11/20	05:17:08

LAST REV

Date	Time
09/11/18	11:02:12
danam	
15584	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENNINGS PAUL &	1469-35		3/31/2015		1,050,000	No	No		
CALLAHAN LAURIE	1335-14		3/28/2007		892,476	No	No		

USER DEFINED

Prior Id # 1:	45169
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	927	Heat App	4,200	C				
3/28/2018	331	Addition	164,704					
10/2/2006	834	New Buil	250,000			G9	GR FY09	NEW SF COLONIAL
6/24/2006	540	Foundati	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Measured	DGM	D Mann
6/20/2018	Permit Visit	DGM	D Mann
5/3/2016	Sales Review	PT	Paul T
3/22/2016	SQ Returned	EMK	Ellen K
5/28/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
2/26/2008	Whole Card	BR	B Rossignol
12/17/2007	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9241		Sq. Ft.	Site		0	70.	0.75	4									488,063				G9		488,100	

Total AC/HA: 0.21214 | Total SF/SM: 9241 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 488,063 | Spl Credit | Total: 488,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98805535
Const Adj.:	0.99693000
Adj $ / SQ:	123.128
Other Features:	146285
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	858057
Depreciation:	9439
Depreciated Total:	848619

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

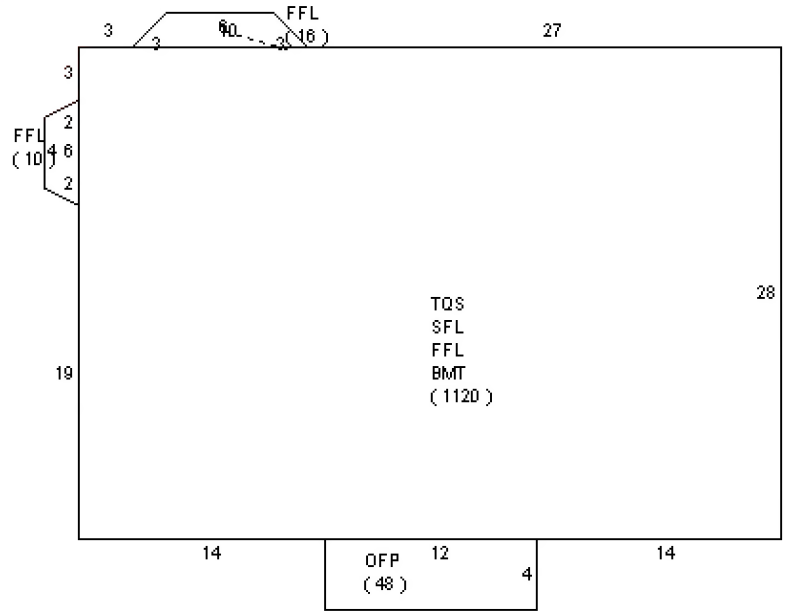
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.77
Special Features:	0	Val/Su Net:	198.55
Final Total:	848600	Val/Su SzAd	273.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,146	123.130	141,104
BMT	Basement	1,120	50.790	56,885
SFL	Second Floor	1,120	123.130	137,903
TQS	3/4 Story	840	123.130	103,427
OFP	Open Porch	48	43.860	2,106

Net Sketched Area:	4,274			Total:	441,425
Size Ad	3106	Gross Are	4554	FinArea	3666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0001-0084.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	V	VG	2007	6.89	T	4.8	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000